

170.0

0006

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
896,500 / 896,500
896,500 / 896,500
896,500 / 896,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHOSS AVRAM M & KATHERINE F	
Owner 2:	
Owner 3:	

Street 1: 115 PARK AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: BOCZENOWSKI ANTHONY--ETAL -
Owner 2: BOCZENOWSKI ELIZABETH -

Street 1: 115 PARK AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	10240
	Sq. Ft.
	Site
	0

DEPTH / PRICE UNITS		UNIT TYPE	LAND TYPE	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	10240	Sq. Ft.	Site	0	70.	0.67	8			Med. Tr	-5					483,591					483,600		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10240.000	408,300	4,600	483,600	896,500		112951
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 112951
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 16:20:01
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,300	4,600	10,240.	483,600	896,500		Year end	12/23/2021
2021	101	FV	354,700	4,600	10,240.	483,600	842,900		Year End Roll	12/10/2020
2020	101	FV	354,700	4,600	10,240.	483,600	842,900		Year End Roll	12/18/2019
2019	101	FV	278,800	4,600	10,240.	483,600	767,000		Year End Roll	1/3/2019
2018	101	FV	270,300	4,600	10,240.	428,300	703,200		Year End Roll	12/20/2017
2017	101	FV	270,300	4,600	10,240.	359,200	634,100		Year End Roll	1/3/2017
2016	101	FV	270,300	4,600	10,240.	359,200	634,100		Year End	1/4/2016
2015	101	FV	254,700	4,600	10,240.	310,900	570,200		Year End Roll	12/11/2014

TAX DISTRICT

Parcel ID 170.0-0006-0010.0

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOCZENOWSKI ANT	62688-591		9/25/2013		600,000	No	No		D.O.D. ANTHONY BOCZENOWSKI 6/12/2013.
	12871-562		10/2/1975		47,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	833	Redo Kit	77,500	O				
8/12/2015	1099	Redo Bas	20,000		8/12/2015			Finishing 479sf of
2/17/2015	144	Insulate	2,100					Blown in cellulose
6/11/2014	650	Redo Bat	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
12/24/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			EST. BMT.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: 1 - Wood Shingl	25%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: RED/CREAM				A Kits:	Rating:												
View / Desir:				Frl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				COND INFORMATION													
Year Blt: 1929	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL						
Prim Int Wal: 2 - Plaster				Functional:				1	8	4	M						
Sec Int Wall:	%			Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:	%			Total:	18.6 %			Totals									
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				1	8	4							
Subfloor:				COMPARABLE SALES													
Bsmnt Gar:				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Size Adj.: 1.21330476													
Insulation: 2 - Typical				Const Adj.: 1.00205207													
Int vs Ext: S				Adj \$ / SQ: 158.053													
Heat Fuel: 2 - Gas				Other Features: 82000													
Heat Type: 5 - Steam				Grade Factor: 1.10													
# Heat Sys: 1				NBHD Inf: 1.00000000													
% Heated: 100		% AC:		NBHD Mod:													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00													
% Com Wal	% Sprinkled			Adj Total: 501610													
				Depreciation: 93299													
				Depreciated Total: 408310													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	173.86								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1980	3.19	T	31.2	101			900		900
3	Garage	D	Y	1	12X20	A	AV	1929	25.42	T	40	101			3,700		3,700
PARCEL ID				170-0006-0010.0													
More: N	Total Yard Items:	4,600	Total Special Features:									Total:	4,600				
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,032	62.830	64,837	BMT	100	RRM		50	A							
FFL	First Floor	1,032	158.050	163,111													
SFL	Second Floor	832	158.050	131,500													
UAT	Upper Attic	208	63.220	13,150													
OPF	Open Porch	32	44.090	1,411													
NET SKETCHED AREA: 3,136				TOTAL: 374,009													
Size Ad	1864	Gross Area	3760	FinArea	2380												
IMAGE																	
AssessPro Patriot Properties, Inc																	